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RANCHO CALLEGUAS

SPECIFIC PLAN AMENDMENT

Prepared for:

City of Camarillo Department of
Planning and Community Development
601 Carmen Drive
P.O. Box 248
Camarillo, California
93011

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Prepared by:



ENVICOM
CORPORATION
28328 Agoura Road
Agoura Hills, California
91301

March, 1995



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EXECUTIVE SUMMARY

On January 27, 1993, the Camarillo City Council authorized the preparation of an amendment to the Rancho Calleguas Specific Plan and the Land Use, Circulation, and Design Elements of the City's General Plan (GPA 93-3). Several of the proposed amendments to the Rancho Calleguas Specific Plan include: revisions to the residential densities previously adopted under the existing Specific Plan; introduction of residential uses in place of semi-public/office uses; and a modified internal circulation network. The Rancho Calleguas Specific Plan Amendment consists of four sections: Section I provides a brief overview of the project background, including a discussion on the previously adopted Specific Plan and the Specific Plan Environmental Impact Report (EIR); Section II describes the land use designations outlined in the existing Specific Plan and General Plan; Section III outlines the proposed land use changes to the existing Specific Plan and General Plan; and Section IV provides a detailed listing of all of the proposed amendments to the Specific Plan and General Plan.

I. INTRODUCTION

Project Background

The Rancho Calleguas Specific Plan area is located within the east-central portion of the City of Camarillo, approximately two miles due east of City Hall. The triangular-shaped project site is generally bounded by Mission Oaks Boulevard and Adolfo Road to the east, Calleguas Creek to the west, Adolfo Road to the north, and Mission Oaks Boulevard and the Ventura Freeway to the south. Adjacent land uses in the immediate vicinity of the project site include vacant parcels and single-family residential uses to the east, Adolfo Camarillo High School to the southeast, Camarillo Ranch and the Adolfo Camarillo House to the west (across Calleguas Creek), Rancho Adolfo Mobile Home Park to the north, and residential uses and agricultural fields to the south (across the Ventura Freeway).

The 126-acre project site consists of a large vacant lot that is currently inundated with weeds and several eucalyptus trees. A 2.83-acre electrical substation and a vacant, 3.76-acre student parking lot are also located within the eastern portion of the project site. Rancho Calleguas was originally used for agricultural purposes, primarily row crops. However, a Specific Plan was prepared in 1987 which proposed two future land use plans (Preferred Plan and Back-Up Plan) for the project site.¹

The approved Plan provides for five separate residential zones ranging from Low Density to Low-Medium Density. Semi-Public/Office uses would be located within the southeast portion of the project site adjacent to the existing electrical substation and proposed commercial uses. A floodway/linear park would also be located along the east side of Calleguas Creek. Finally, the Plan includes an office park/community park

¹ This document is available for review at the City of Camarillo Department of Planning and Community Development, 601 Carmen Drive, Camarillo, California. Refer to Section II of this Specific Plan Amendment for a detailed description of the land uses adopted under the Rancho Calleguas Specific Plan.

just west of the high school (**Figure 1**). Presently, the only existing development on the project site is the electrical substation and several softball/baseball fields located in the area designated for the office park/community park.

An environmental impact report (EIR 86-1) was prepared for the Rancho Calleguas Specific Plan in 1988. This report analyzed the potential environmental consequences associated with implementation of the Specific Plan's Preferred Plan. The EIR also analyzed three alternatives to the Preferred Plan including the Back-Up Plan alternative, the No Project alternative, and an Industrial Land Use alternative. As a result of the environmental analyses contained in the EIR, the Back-Up Plan was chosen for the Rancho Calleguas Specific Plan. Subsequent adoption of the Specific Plan required amendments to various elements of the City of Camarillo General Plan (GPA 87-2).

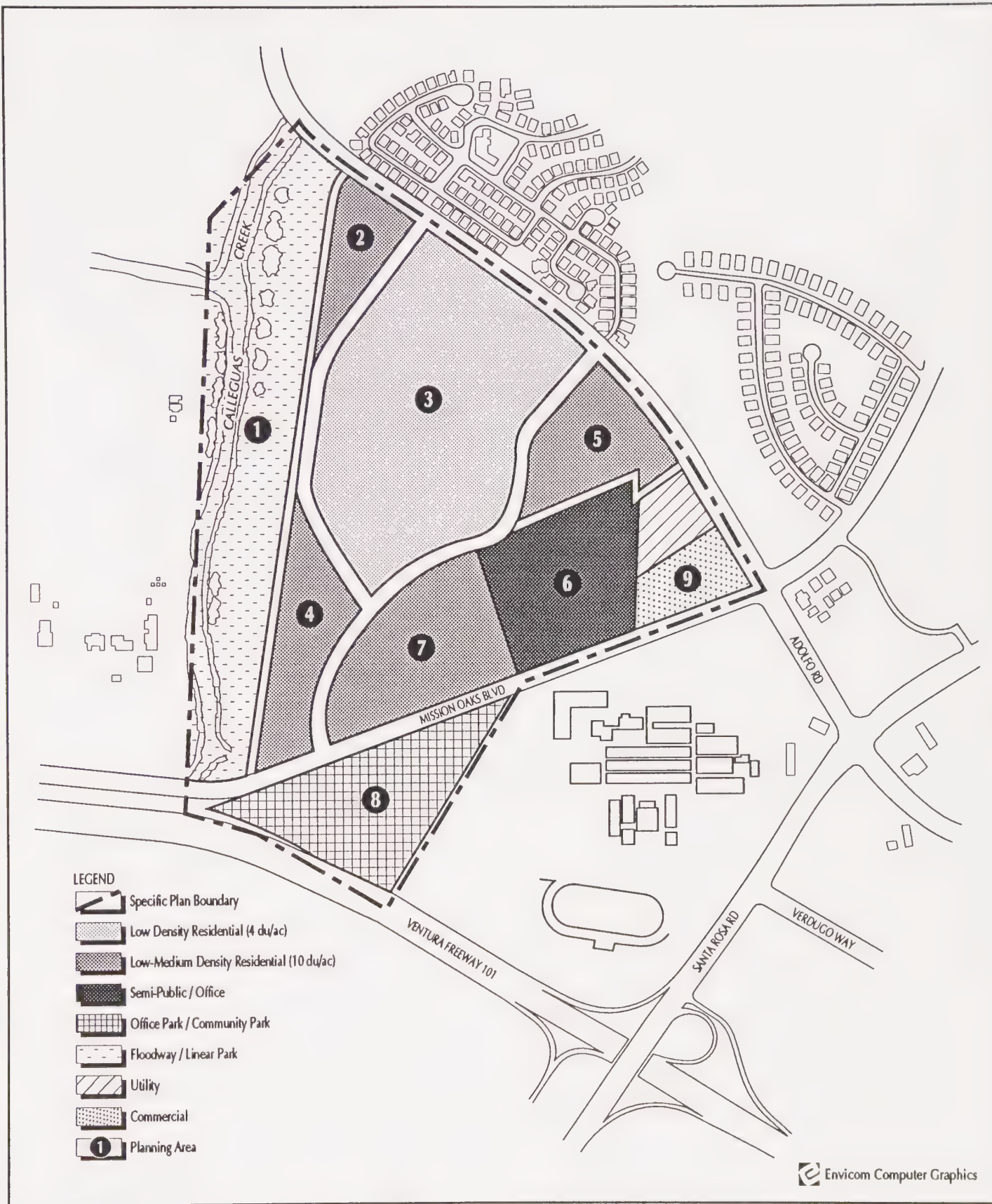
The applicant (Pardee Construction Company) has submitted an application to the City of Camarillo requesting an amendment to the Rancho Calleguas Specific Plan and the Land Use, Circulation, and Design Elements of the City's General Plan. The application specifically requests the redesignation and reconfiguration of the land use classifications outlined in the existing Specific Plan.²

Per Section 15163 of the California Environmental Quality Act (CEQA), preparation of a Supplemental Environmental Impact Report (SEIR) is required for the Rancho Calleguas Specific Plan Amendment. The Rancho Calleguas Specific Plan Amendment SEIR (EIR 93-10) will analyze the potential environmental impacts associated with the land use and density changes proposed in the Specific Plan Amendment. The SEIR will be prepared as a separate document that will be used by City decisionmakers (i.e., Planning Commission and City Council) in their consideration of approving the proposed Specific Plan Amendment.

II. EXISTING SPECIFIC PLAN LAND USE DESIGNATIONS

As previously mentioned, the adopted Rancho Calleguas Specific Plan involves a mixed-use development incorporating residential, commercial, office park, semi-public/office, and public land uses (**Figure 1**). The Specific Plan includes: 1) the incorporation of two new streets, connecting Adolfo Road to Mission Oaks Boulevard; 2) the designation of a 30-acre floodway/linear park along Calleguas Creek; 3) the development of two office sites, one an Office Park/Community Park area (11.8 acres) and the other a Semi-Public/Office site (14 acres); 4) the development of a Support Commercial site (3.74 acres); and 5) the development of two residential uses varying in density from 4 units per acre for Low Density (32.7 acres) to 10 units per acre for Low-Medium Density (34.7 acres). **Table 1** provides a detailed breakdown of the acreage and associated dwelling units and square footage estimates. **Figure 2** provides the existing General Plan land use designations and **Figure 3** displays the associated City zoning designations.

² Refer to Sections III and IV of this Specific Plan Amendment for a detailed description of the land use changes proposed under the Rancho Calleguas Specific Plan Amendment.



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EXISTING SPECIFIC PLAN
LAND USE DESIGNATIONS

TABLE 1

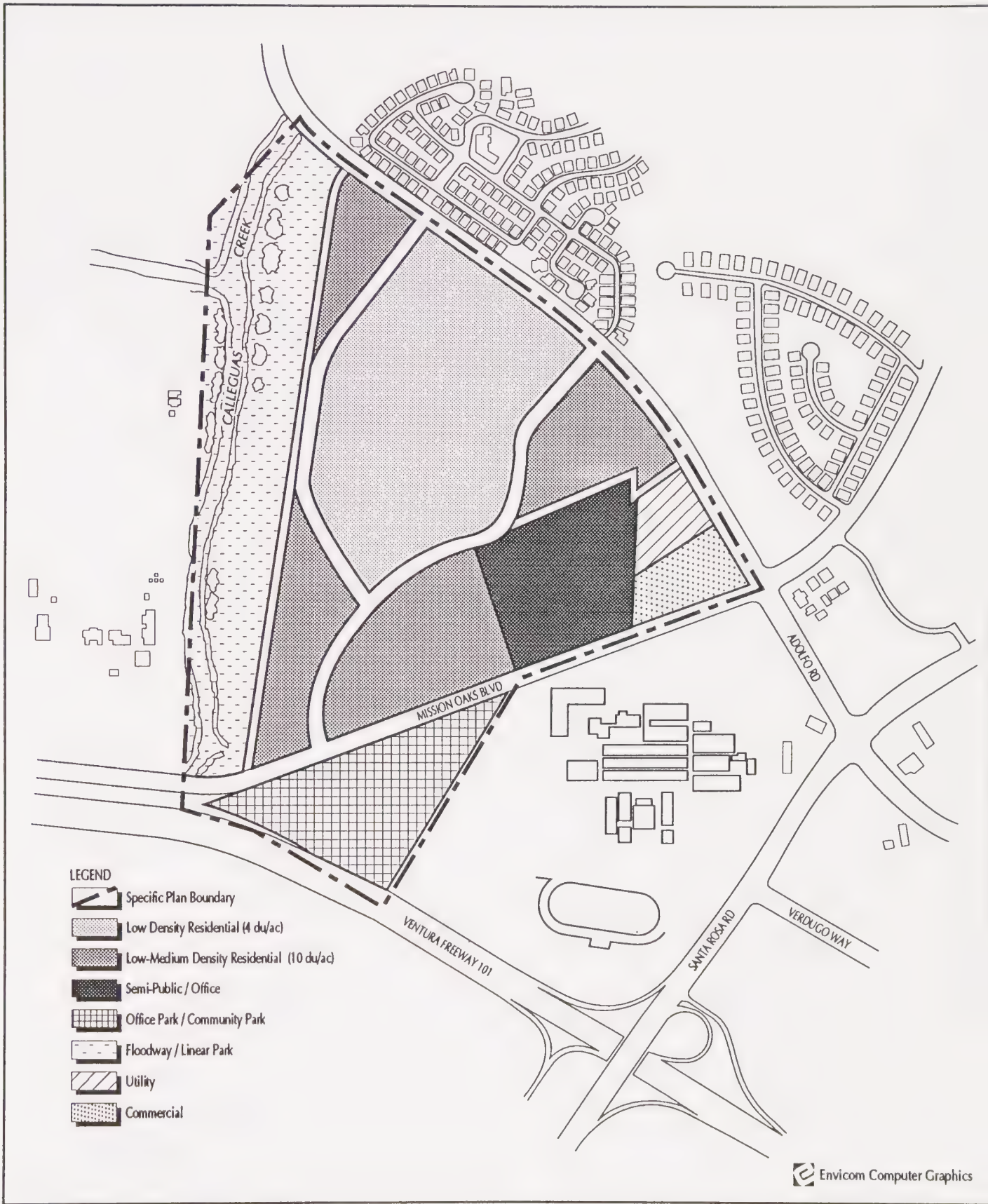
Existing Specific Plan Acreage and Associated Dwelling Units
and Square Footage Estimates

	Acres	Dwelling Units	Square Feet*
<i>Residential</i>			
Low	32.7	131	
Low-Medium	<u>34.7</u>	<u>347</u>	
<i>Subtotal</i>	67.4	478	
<i>Support Commercial</i>	3.74		49,000
<i>Semi-Public/Office</i>	14.0		183,000
<i>Office Park/Community Park</i>	11.8		150,000**
<i>Floodway/Linear Park</i>	<u>30.0</u>	<u> </u>	<u> </u>
<i>Total</i>	126.94	478	382,000

* Approximately 30 percent of acreage.

** Property has been improved for public uses.

Source: Rancho Calleguas Specific Plan, POD, Inc., 1988.

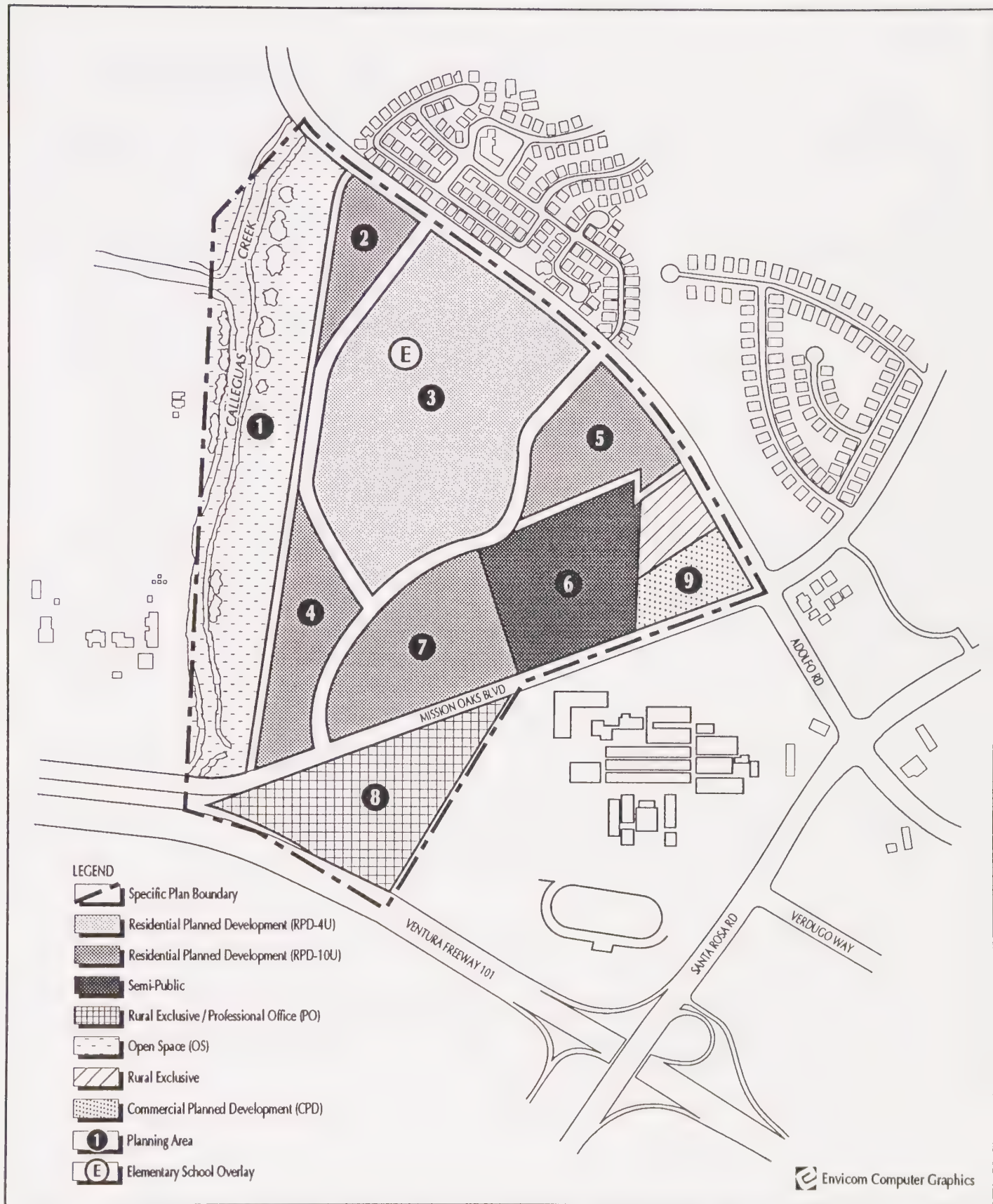


**RANCHO
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SPECIFIC PLAN AMENDMENT

EXISTING GENERAL PLAN
LAND USE DESIGNATIONS



FIGURE 2



**RANCHO
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SPECIFIC PLAN AMENDMENT

EXISTING SPECIFIC PLAN
PROPOSED ZONING

III. AMENDED SPECIFIC PLAN LAND USE DESIGNATIONS

As shown in **Figure 4** and **Table 2**, the Rancho Calleguas Specific Plan Amendment consists of modifying the land uses, acreage and densities designated under the existing Rancho Calleguas Specific Plan by:

- Reconfiguring the Specific Plan Land Use Map;
- Amending the Semi-Public Office land use designation for Planning Area 6 to Low Density Residential (RPD-5);
- Amending the Low-Medium Residential land use designation (RPD-10) for Planning Area 5 to Low Density Residential (RPD-5);
- Amending the Low Density Residential land use designation for Planning Area 3 from RPD-4 to RPD-5;
- Amending the Low-Medium Residential land use designation (RPD-10) for Planning Area 2 to Low Density Residential (RPD-5); and
- Deleting the elementary school site.

In order to implement the Rancho Calleguas Specific Plan Amendment, the Land Use plan of the City's General Plan will also need to be amended to reflect the redesignation and the reconfiguration of land uses on the project site. **Figure 5** depicts the revised General Plan Land Use Plan which would be required to implement the Specific Plan Amendment. Because the City's Zoning map has a direct correlation with the City's General Plan Land Use map, the Zoning map must also be revised. The revisions required to the City's Zoning map as a result of the Specific Plan Amendment and General Plan Amendment are illustrated in **Figure 6**.

IV. SPECIFIC PLAN AMENDMENTS

In order to implement the Rancho Calleguas Specific Plan Amendment, the adopted text of the existing Specific Plan must be revised. Two types of revisions are required: 1) deletion of references and/or phrases; and 2) revisions to the approved text.

Deletions of References and/or Phrases

1. *Delete all references to the Elementary School site.*

Subsection 5.1.7 of the Rancho Calleguas Specific Plan, entitled "Elementary School Site," is hereby deleted from the document. It has been determined that an Elementary School site (8 to 10 acres) would not be a desired land use for this area due to its proximity to existing and planned future industrially zoned areas.

2. *Delete all references to the Semi-Public/Office land use.*

Subsection 5.1.4 of the Rancho Calleguas Specific Plan, entitled "Semi-Public/Office," is hereby deleted from the document. Additionally, the Land Use standards associated with the Semi-Public/Office classification (Section 6.3) are hereby deleted. The amended Rancho Calleguas Specific Plan does not designate land for Semi-Public/Office use within the Specific Plan



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AMENDED SPECIFIC PLAN
LAND USE DESIGNATIONS

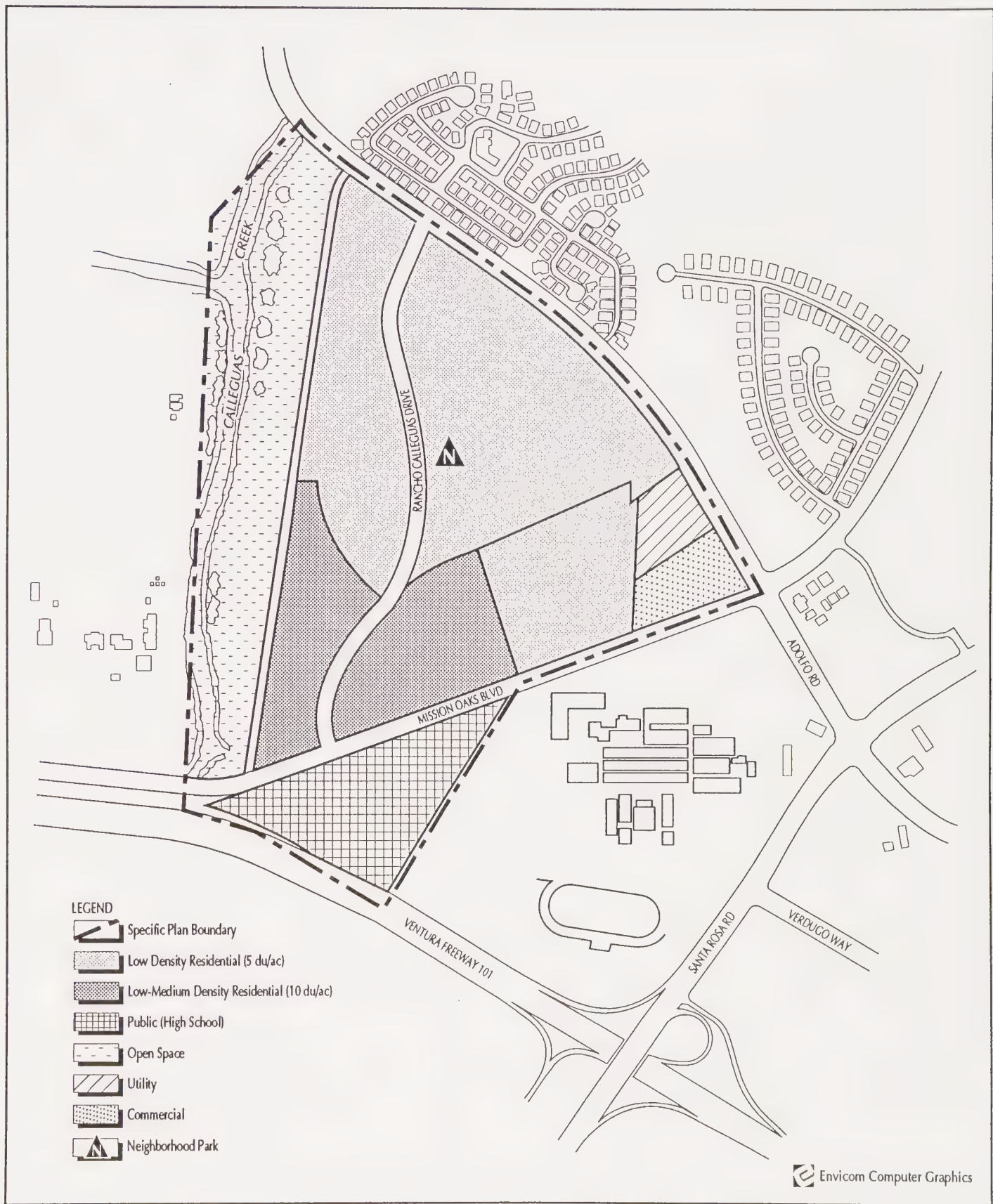
TABLE 2

Comparison Between Existing and Amended
Specific Plan Acreage, Associated Dwelling Units and Square Footage Estimates

Land Use Category	Existing Specific Plan			Specific Plan Amendment			Change		
	Acres	Dwelling Units	Square Feet*	Acres	Dwelling Units	Square Feet*	Acres	Dwelling Units	Square Feet
<i>Residential</i>									
Low	32.7	131		56.7	284		+24.0	+153	
Low-Medium	<u>34.7</u>	<u>347</u>		<u>24.3</u>	<u>243</u>		<u>-10.4</u>	<u>-104</u>	
<i>Subtotal</i>	67.4	478		81.0	527		+13.6	+49	
<i>Support Commercial</i>	3.74		49,000	3.74		49,000			
<i>Semi-Public/Office</i>	14.0		183,000				-14.0		-183,000
<i>Office Park/ Community Park</i>	11.8		150,000** **				-11.8		-150,000
<i>Floodway/Linear Park</i>	<u>30.0</u>	—	—	<u>30.0</u>	—	—	—	—	—
<i>Total</i>	126.94	478	382,000	114.74	527	49,000	-12.2	+49	-333,000

* Approximately 30 percent of acreage.

** Property has been improved for public uses.



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SPECIFIC PLAN AMENDMENT

AMENDED GENERAL PLAN
LAND USE DESIGNATIONS

FEET 0 200 600



FIGURE 5



**RANCHO
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SPECIFIC PLAN AMENDMENT

AMENDED SPECIFIC PLAN
ZONING

boundaries. It should be noted, however, that the Semi-Public/Office land use designation does not include the Office Park/Community Park land use designation. The Office Park/Community Park classification and all references to it remain as part of the Specific Plan. All of the approved Semi-Public/Office land uses are now redesignated for Low Density Residential land uses (5 du/acre). Refer to **Figure 4** and **Table 2** for the location and approximate acreage for each land use.

Revisions to Approved Text

1. *Incorporate the recalculated acreage, dwelling units and the reconfigured Land Use Plan associated with the amended Specific Plan*

All acreage associated with the amended Rancho Calleguas Specific Plan land use designations are hereby referenced from **Table 2**. Additionally, **Figure 4** is now referenced for all reconfigurations of the Land Use Plan, including proposed street patterns in the Specific Plan area. Section 5.1 of the Specific Plan is hereby amended as follows:

Subsection 5.1.1 – The Low Density Residential land use category now consists of 56.7 acres with a maximum of 284 dwelling units (5 du/acre).

Subsection 5.1.2 – The Low-Medium Density Residential land use category now consists of 24.3 acres with a maximum of 243 units (10 du/acre).

2. *Change the density associated with the Low Density Residential land use category*

The density associated with the Low Density Residential land use category is now 5 dwelling units per acre (5 du/acre). Refer to **Figure 4** and **Table 2** for location and density.

3. *Revisions to Chapter Six (Land Use Standards) of the Specific Plan*

Subsection 6.10.6 now reads: “The acreage of each planning area is calculated in net acres exclusive of arterial roadways.”

4. *Revisions to Chapter Seven (Design Standards) of the Specific Plan*

Table 7.2 included in Subsection 7.1.4 (Building Materials) of the Specific Plan has been amended to permit additional building materials. Specifically, concrete tiles are now permitted as an additional building material for sloping roofs. Wood may also be used as a building material for walls within the Specific Plan area, provided it is either painted or stained.

The first paragraph included in Subsection 7.2.3 (Landscape Setbacks) now reads:

“To accommodate the required landscape treatment, all arterial streets shall have a minimum forty (40) foot landscaped parkway on either side. This parkway shall be composed of ten (10) feet from curb face plus an additional thirty (30) feet from the edge of the right-of-way. For collector streets, a minimum twenty-five (25) foot landscaped parkway shall be provided on either side. This

parkway shall be composed of ten (10) feet from curb face plus an additional fifteen (15) feet from the edge of the right-of-way.”

5. *Revisions to Chapter Eight (Circulation Standards) of the Specific Plan*

Subsection 8.1.3 (Collector Streets) of the Specific Plan now reads:

“The Specific Plan includes collector streets. These streets have been aligned to give maximum access to all parcels within the Specific Plan area, and to provide internal access to the proposed floodway/linear park. All collector streets in the Plan will have a 60-foot right-of-way with one travel lane in each direction. A fifteen (15) foot wide landscaped setback shall be required on each side of the collector streets. The landscape setback shall be integrated with the ten (10) foot wide parkway within the public right-of-way. On-street parking may be permitted.”

Subsection 8.2.5 (Private Parcel Access) of the Specific Plan has been amended to not require driveways and access points as currently designated on Figure 8.1 of the Specific Plan. Subsection 8.2.5 now reads:

“All access to private parcels from arterial and collector streets shall be fully improved intersections. Built-up curbs or ‘dust-pan’ type driveways will not be permitted. Direct access to arterial and collector streets shall be limited. Access to arterial streets and driveways onto collector streets will be reviewed as part of the appropriate planned development permit. Shared access and reciprocal access agreements will be encouraged.”

Figure 8.1 (Circulation Plan) – The proposed internal circulation pattern illustrated on Figure 8.1 (Circulation Plan) of the Specific Plan is hereby amended to include a single roadway within the Specific Plan area, as illustrated in **Figure 4** of this Specific Plan Amendment.

6. *Revisions to Chapter Nine (Implementation) of the Specific Plan*

Table 9.1 (Zone Districts) of the Specific Plan now includes Residential Planned Development³ (RPD) as a proposed zone for Planning Area 6. In addition, Professional Office (PO) has been deleted as a proposed zone for Planning Area 8.

³Zone designation shall be suffixed with appropriate density.

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